

King County - The Place to Be

Exploratory Data Analysis of House Prices in King County,
Washington/USA

By Helge Linnert

Introduction

- Data & Stakeholder

- Hypotheses, Methodology & Findings

- Recommendations to Stakeholder

Data 1900-2015

- King County data set 1900-2015
- House sales 2014/05-2015/05
- 20+K entries

EDA Project - Stakeholder

- Real Estate seller from Seattle
- Historical houses, best neighborhoods
- High profits, best timing within a year, open to renovation



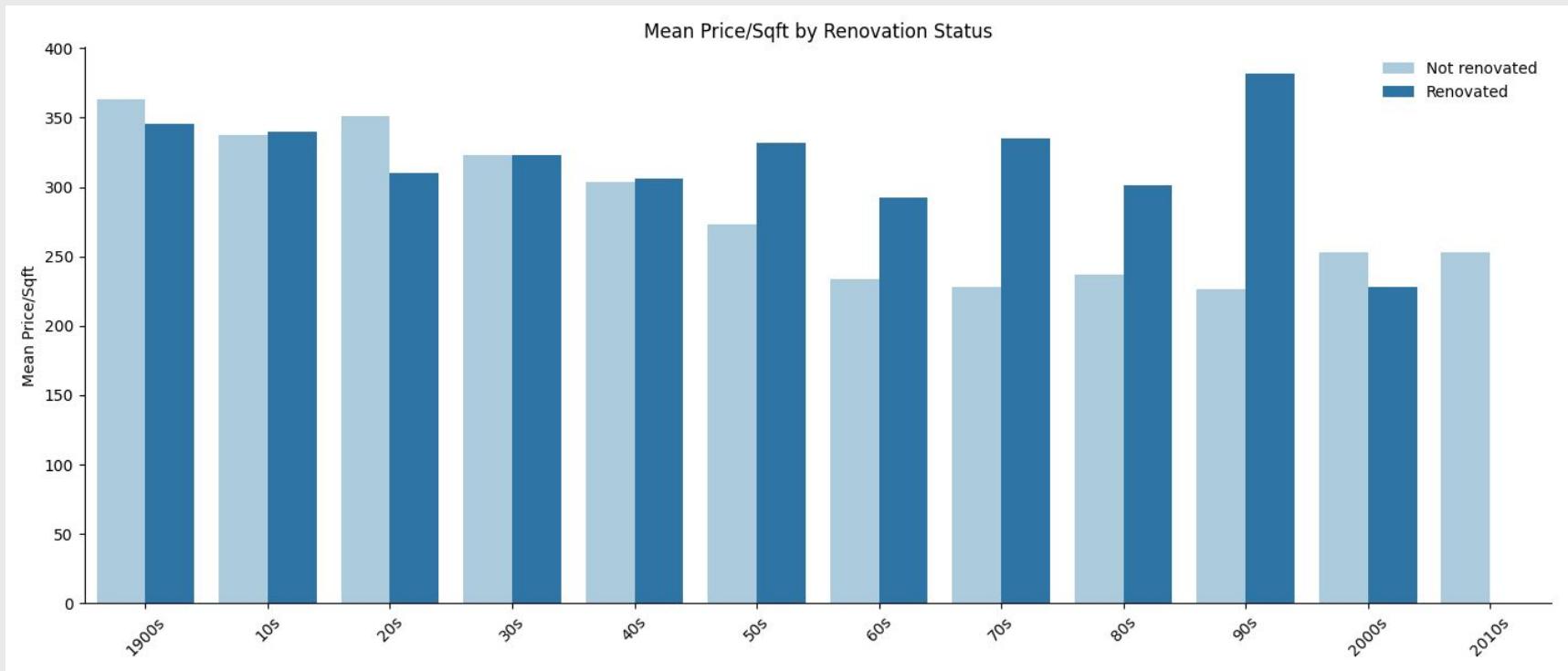
Zachary Brooks

“When is the best time to sell?”

EDA Project - Hypotheses

- Renovated houses have a higher mean price/sqft than unrenovated houses built the same year.
- Houses in Seattle have a higher mean price/sqft than houses in the rest of King County (by zip code).
- When square footage of living space is greater than that of the neighbors, price/sqft is higher.

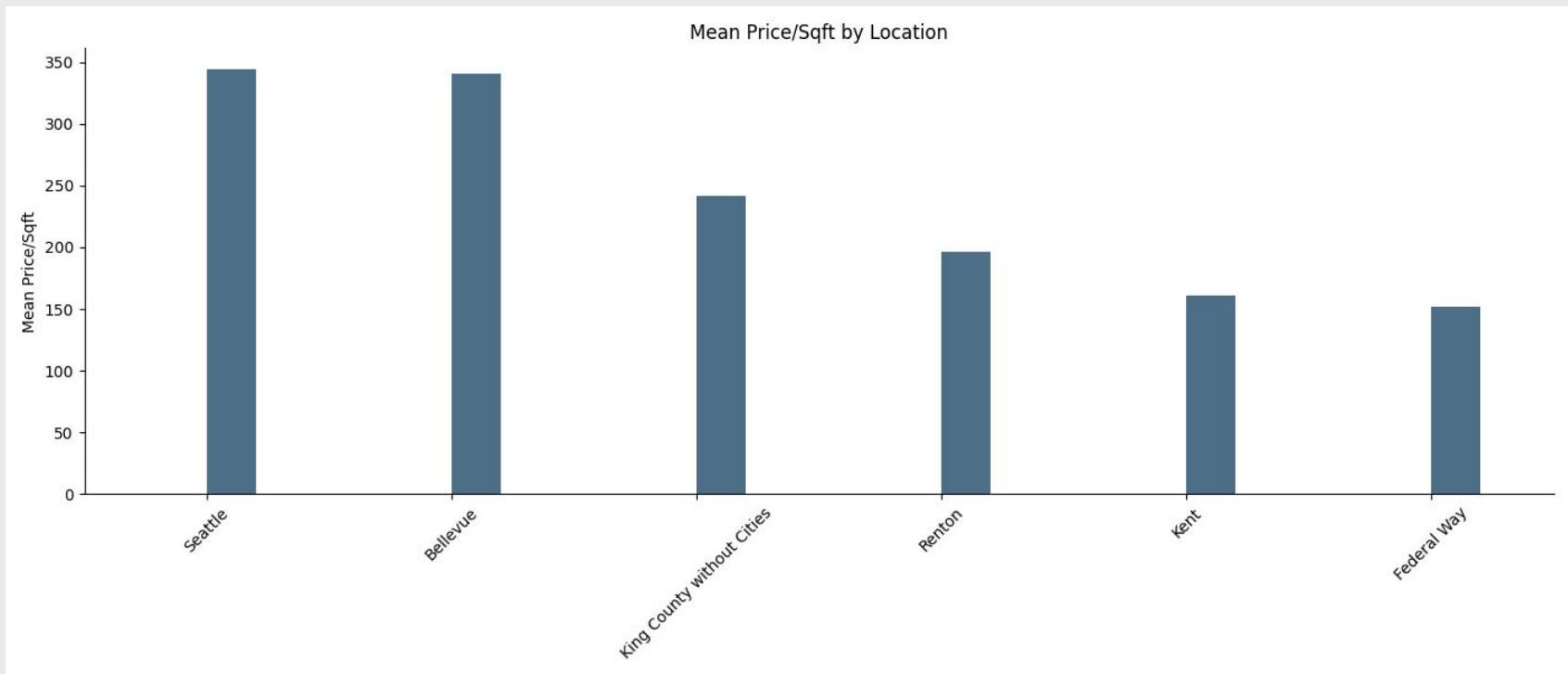
Findings



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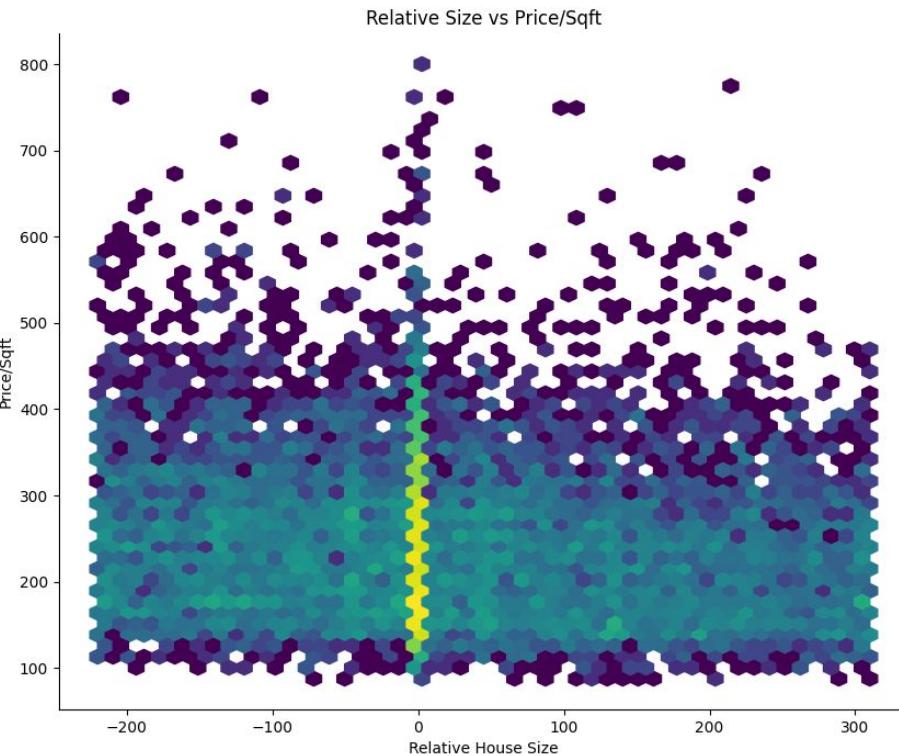
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EDA Project - Stakeholder Recommendations

- 1. Good time to sell is in May, because the overall sales price is highest.

- 2. Renovating increases value for objects from 1950+.

- 3. The most historical houses are in Seattle city center.